

CHATHAM COUNTY ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM
112 EAST STATE STREET

FEBRUARY 27, 2007

9:00 A.M.

FINAL AGENDA

This Agenda can be accessed on the Internet at <http://www.thempc.org>

I. Petitions Ready For Hearing:

1. Petition of Eric & Starr Pearlman
B-070129-39339-1
101 Waite Drive

Nature of Request

The petitioner is requesting approval of a 25 foot marsh setback variance from the 50 foot marsh setback requirement, and a ten foot riparian setback variance from the 35 foot riparian setback requirement of Section 4-12 of the Chatham County Zoning Ordinance in order to construct a single family dwelling. The subject property is located at 101 Waite Drive. The property is zoned R-1-C/EO (One-Family Residential/ Environmental Overlay).

Summary of Findings: All of the conditions necessary for granting a 25 foot marsh setback and a ten foot riparian buffer variance appear not to be met.

2. Petition of Caryn Purvis Andrews
B-070129-39494-1
4 Marsh Harbor Drive, North

Nature of Request

The petitioner is requesting approval of a 20 foot marsh setback variance from the 50 foot marsh setback requirement, and a five foot riparian setback variance from the 35 foot riparian setback requirement of Section 4-12 of the Chatham County Zoning Ordinance in order to construct an addition onto a single family dwelling. The subject property is located at 4 Marsh Harbor Drive, North. The property is zoned R-1-A/ EO (One-Family Residential/ Environmental Overlay).

Summary of Findings: All of the conditions necessary for granting a 20 foot marsh setback and a five foot riparian buffer variance appear not to be met.

3. Petition of John H. Howkins, Jr.
B-070129-40297-1
1917 Stone Street

Nature of Request

The petitioner is requesting approval of a 24 foot marsh setback variance from the 50 foot marsh setback requirement, and a nine foot riparian setback variance from the 35 foot riparian setback requirement of Section 4-12 of the Chatham County Zoning Ordinance in order to construct an addition onto a single family dwelling. The subject property is located at 1917 Stone Street. The property is zoned R-1-A/ EO (One Family Residential/ Environmental Overlay).

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Summary of Findings: All of the conditions necessary for granting a 28 foot marsh setback and a 13 foot riparian buffer variance appear not to be met.

4. Petition of Harold B. Yellin
B-070129-40396-1
818 Wilmington Island Road

Nature of Request

The petitioner is requesting approval of a 5,039 square foot variance from the 900 square foot maximum for an accessory building per Section 3-6.1 of the Chatham County Zoning Ordinance and an authorization of the reuse of two vacant nonconforming uses per Section 8-3.b.4 in order to construct an accessory structure and refurbish two existing accessory structures. The subject property is located at 818 Wilmington Island Road. The property is zoned R-1-A/ EO (One-Family Residential/ Environmental Overlay).

Summary of Findings: All of the conditions necessary for granting a 5,039 square foot area variance for an accessory use appear not to be met. All of the conditions necessary for authorizing the reuse of two existing nonconforming accessory structures appear to be met.

5. Petition of Debbie Bennett
B-070129-40564-1
923 Betz Creek Road

Nature of Request

The petitioner is requesting approval requesting approval of a three foot rear yard setback variance from the 25 foot rear yard setback requirement and a nine foot side yard setback from the 25 foot side yard requirement of Section 4-6.1 of the Chatham County Zoning Ordinance in order to construct a single family residence. The subject property is located at 923 Betz Creek Road. The property is zoned R-1/ EO (One-Family Residential/ Environmental Overlay).

Summary of Findings: All of the conditions necessary for granting a three foot rear yard setback variance and nine foot side yard setback variance appear not to be met.

6. Petition of David Lane
B-070130-34074-1
0 East Street
(Continued Per Petitioner's Request)

II. Minutes

1. Approval of CZBA Minutes – January 23, 2007
2. Approval of CZBA Special Meeting Minutes – January 31, 2007

III. Other Business

IV. Adjournment